

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 3, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Daley, Gorman, Goslin, Maldonado Moreno, Peraica, Quigley, Sims Schneider, Steele and Suffredin (16)

Absent: Commissioner Collins (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

281336 DOCKET #8165 - KOE OAKTON JUNCTION FAMILY PARTNERSHIP, LLC, an Illinois Limited Liability Company, c/o Method K Partners, Inc., Owner, 2400 East Oakton, Arlington Heights, Illinois 60005, Application (No. SU-06-11; Z06147). Submitted by Moran Transportation Corporation, an Illinois Corporation, 1000 Estes Avenue, Elk Grove Village, Illinois 60007. Seeking a SPECIAL USE UNIQUE USE in the I-1 Restricted Industrial District was for a motor freight/truck terminal in Section 23 of Elk Grove Township. Property consists of 5 acres located on the northeast corner of Oakton Street and Badger Road in Elk Grove Township, County Board District #17. Intended Use: Motor Freight/Truck Terminal. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Peraica, seconded by Commissioner Daley, moved the approval of Communication No. 281336. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

294341 DOCKET #8420 – C. & G. BEBER, Owners, Application (No. V-08-40): Variation to reduce front yard setback from 37 feet (@ 20%) to 24 feet (existing); and reduce left side yard setback from 10 feet to 7 feet 6 inches (existing) for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the north side of Dickens Avenue, approximately 177 feet east of Dora Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294342 DOCKET #8421 – T. & D. JURISCH, Owners, Application (No. V-08-41): Variation to reduce lot area from 40,000 square feet to 31,649 square feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.73 of an acre, located on the west side of East River Road, approximately 156 feet south of the Chicago and Northwestern Railroad in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294343 DOCKET #8422 – K. CASTLE, Owner, Application (No. V-08-42): Variation to reduce rear yard setback from 50 feet to 36 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Marion Street, approximately 200 feet north of Morse Avenue in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294344 DOCKET #8423 – R. LACH, Owner, Application (No. V-08-43): Variation to reduce right side yard setback from 15 feet to 10 feet for an attached garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the north side of Lincoln Lane, approximately 224 feet east of Sunset Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294345 DOCKET #8424 – L. SLIWOSKI, Owner, Application (No. V-08-44): Variation to reduce both side yard setbacks from 10 feet to 5 feet; and reduce rear yard setback from 5 feet to 3 feet for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Latrobe Avenue, approximately 123 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294346 DOCKET #8425 – R. KRUZEL, Owner, Application (No. V-08-45): Variation to reduce lot area from 10,000 square feet to 3,143 square feet (existing); and reduce lot width from 60 feet to 25 feet (existing) for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Lorel Avenue, approximately 180 feet north of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294347 DOCKET #8426 – A. SZLACHTA, Owner, Application (No. V-08-46): Variation to reduce front yard setback from 30 feet to 14.8 feet (existing); and reduce both interior side yard setbacks from 10 feet to 2.8 feet (existing) for a stair addition to an existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Luna Avenue, approximately 47 feet south of West 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294348 DOCKET #8427 – Z. SLOWIK, Owner, Application (No. V-08-47): Variation to reduce front yard setback from 30 feet to 14.8 feet (existing); and reduce both interior side yard setbacks from 10 feet to 2.8 feet (existing) for a stair addition to an existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Luna Avenue, approximately 197 feet south of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294349 DOCKET #8428 – A. & N. HARPELUND, Owners, Application (No. V-08-48): Variation to reduce front yard setback from 30 feet to 24 feet (existing); and reduce both right side yard setbacks from 10 feet to 3.9 feet (existing) for a second story addition to the back of the house in the R-5 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the south side of Anita Avenue, approximately 100 feet west of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294350 DOCKET #8429 – F. SOLIS, Owner, Application (No. V-08-49): Variation to reduce right side yard setback from 10 feet to 5 feet; reduce left side yard setback from 10 feet to 3; and reduce rear yard setback from 5 feet to 3 feet for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 128 feet north of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 294341, 294342, 294343, 294344, 294345, 294346, 294347, 294348, 294349 and 294350. The motion carried unanimously.

Commissioner Daley, seconded by Commissioner Gorman moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary